096.0	0008	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	853,000 / 853,000
					USE VALUE:	853,000 / 853,000
					ASSESSED:	853,000 / 853,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
53		UPLAND RD WEST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NIKHIL RISHIYUR S
Owner 2:	HARRISON DONNA J
Owner 3:	
Street 1:	53 UPLAND RD WEST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ROY DEB K -
Owner 2:	-
Street 1:	53 UPLAND RD WEST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,711 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1979, having primarily Clapboard Exterior and 2064 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6711.000	439,800		413,200	853,000
Total Card	0.154	439,800		413,200	853,000
Total Parcel	0.154	439,800		413,200	853,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 413.28 | /Parcel: 413.2

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 63255

GIS Ref

GIS Ref

Insp Date 11/30/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 096.0-0008-0003.0

!7901!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	439,800	0	6,711.	413,200	853,000	853,000	Year End Roll	12/18/2019
2019	101	FV	367,800	0	6,711.	413,200	781,000	781,000	Year End Roll	1/3/2019
2018	101	FV	367,800	0	6,711.	354,200	722,000	722,000	Year End Roll	12/20/2017
2017	101	FV	367,800	0	6,711.	330,500	698,300	698,300	Year End Roll	1/3/2017
2016	101	FV	367,800	0	6,711.	283,300	651,100	651,100	Year End	1/4/2016
2015	101	FV	331,500	0	6,711.	253,800	585,300	585,300	Year End Roll	12/11/2014
2014	101	FV	331,500	0	6,711.	234,900	566,400	566,400	Year End Roll	12/16/2013
2013	101	FV	331,500	0	6,711.	224,000	555,500	555,500		12/13/2012

PRINT

Date	Time
12/10/20	22:30:07

LAST REV

Date	Time
06/20/19	14:44:34

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7901

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROY DEB K	53232-385		7/20/2009		571,000	No	No		
BEARDSLEY BRUCE	31950-587		10/24/2000		350,000	No	No	4	
	14078-583		9/1/1980		104,000	No	No		Y

USER DEFINED

Prior Id # 1:	63255
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/3/2011	112	Redo Bat	16,000					REDO 2 BATHS

ACTIVITY INFORMATION

Date	Result	By	Name
11/30/2018	Inspected	PH	Patrick H
11/16/2018	MEAS&NOTICE	CC	Chris C
3/10/2009	Meas/Inspect	372	PATRIOT
11/3/2000	Hearing Chag	189	PATRIOT
11/29/1999	Inspected	267	PATRIOT
11/9/1999	Mailer Sent		
10/18/1999	Measured	256	PATRIOT
7/29/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6711		Sq. Ft.	Site		0	70.	0.88	4			Topo	-5					413,185						413,200	

Total AC/HA: 0.15406 | Total SF/SM: 6711 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 413,185 | Spl Credit | Total: 413,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1979	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	3.7	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	3.7	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	123224
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	456675
Depreciation:	16897
Depreciated Total:	439778

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9	BRs:	3	Baths:	1				HB	1	

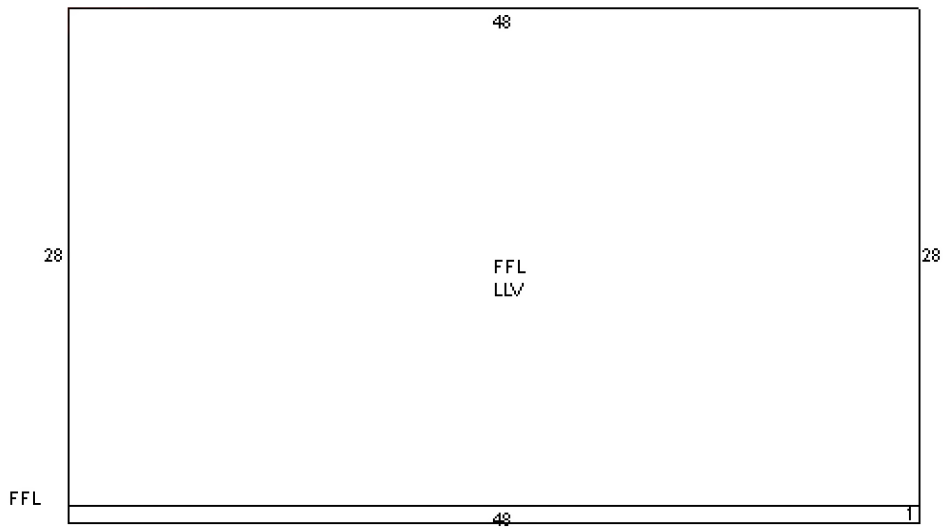
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	
Totals			
1	9	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	141.06
Special Features:	0	Val/Su Net:	160.75
Final Total:	439800	Val/Su SzAd	315.95

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,392	128.240	178,506
LLV	Lower Level	1,344	84.400	113,428

Net Sketched Area:	2,736			Total:	291,934
Size Ad	1392	Gross Are	2736	FinArea	2064

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

096.0-0008-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: